

LOT 10 - PHASE 1	
CLEARING AREA (CA) NUMBER	AREA (IN ACRES)
1	0.82
TOTAL	0.82

NOTE: CA-1 cleared under TCPI#5303 approved 8/18/03

PHASE 2	
CLEARING AREA (CA) NUMBER	AREA (IN ACRES)
2	0.08
3	0.05
4	0.50
5	0.20
6	0.11
7	1.69
TOTAL	2.63

PHASE 3	
CLEARING AREA (CA) NUMBER	AREA (IN ACRES)
13	0.13
TOTAL	0.13

PHASE 4	
CLEARING AREA (CA) NUMBER	AREA (IN ACRES)
8	3.04
9	0.49
10	1.60
11	0.48
12	0.54
TOTAL	6.15

PHASE 1	
PRESERVATION AREA (PA) NUMBER	AREA (IN ACRES)
1	.78
TOTAL	.78

PHASE 4	
PRESERVATION AREA (PA) NUMBER	AREA (IN ACRES)
1	1.49
2	0.69
3	0.06
TOTAL	2.24

PHASE 4	
REFORESTATION AREA (RA) NUMBER	AREA (IN ACRES)
1	1.58
TOTAL	1.58



WOODLAND CONSERVATION WORKSHEET FOR PRINCE GEORGE'S COUNTY, MARYLAND	
ZONE:	I-1 & R-R
GROSS TRACT:	28.28 & 0.33
FLOODPLAIN:	0.00
PREVIOUSLY DEDICATED LAND:	0.00
NET TRACT (NTA):	28.28 & 0.33
PROPERTY DESCRIPTION OR SUBDIVISION NAME:	DOWER EMPLOYMENT CENTER
THIS SITE IS SUBJECT TO THE 1991 ORDINANCE?	N
BREAK-EVEN POINT (PRESERVATION ACRES):	6.00
ACRES OF NET TRACT CLEARING:	6.75
PERMITTED W/O REFORESTATION:	
WOODLAND CONSERVATION REQUIREMENT CALCULATIONS:	
EXISTING WOODLAND ON NET TRACT (ACRES):	12.75
EXISTING WOODLAND IN FLOODPLAIN (ACRES):	0.00
WOODLAND CONSERVATION THRESHOLD (NTA):	= 15.00%
SMALLER OF A OR C:	4.31
WOODLAND ABOVE WCT:	8.44

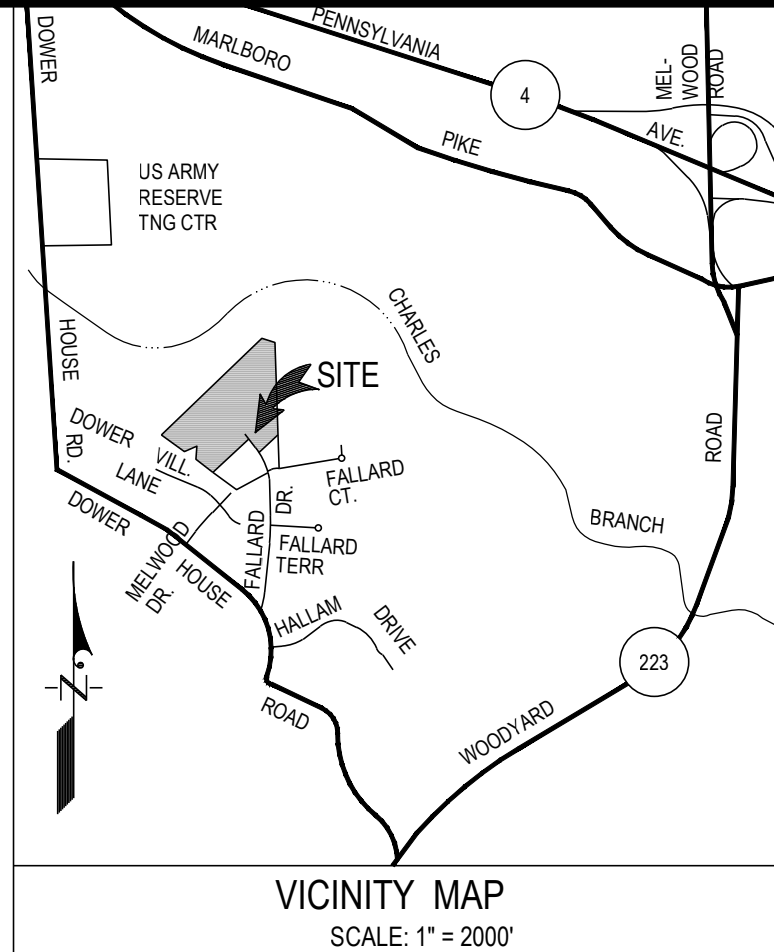
PLAN NUMBER	EXISTING LOT 9, BLK B	ROAD CONSTRUCTION	LOT 9, BLK C	LOTS 11-12, BLK B	TOTAL
PLAN NAME OR PHASE:	1	2	3	4	
TOTAL AREA IN THIS APPLICATION (ACRES)	4.69	5.50	4.05	14.37	28.61
FLOODPLAIN AREA IN THIS APPLICATION (ACRES)	0.00	0.00	0.00	0.00	0.00
NET TRACT AREA IN THE APPLICATION (ACRES)	4.69	5.50	4.05	14.37	28.61
WOODLAND ON THE NET TRACT FOR THIS PHASE (ACRES):	1.60	2.63	0.13	8.39	12.75
WOODLAND IN THE FLOODPLAIN FOR THIS PHASE (ACRES):	0.00	0.00	0.00	0.00	0.00
WOODLAND CLEARED ON NET TRACT FOR THIS PHASE (ACRES):	0.82	2.63	0.13	6.15	9.73
WOODLAND CLEARED IN FLOODPLAIN FOR THIS PHASE (ACRES):	0.00	0.00	0.00	0.00	0.00
OFF-SITE MITIGATION PROVIDED ON THIS PROPERTY:	0.00	0.00	0.00	0.00	0.00
CUMULATIVE ACRES OF NET TRACT WOODLAND CLEARED:	0.82	3.45	3.58	9.73	
CUMULATIVE ACRES OF FLOODPLAIN WOODLAND CLEARED:	0.00	0.00	0.00	0.00	
SMALLER OF D OR E:	0.82	3.45	3.58	8.44	
WOODLAND CLEARED BELOW WCT:	0.00	0.00	0.00	1.29	
REPLACEMENT FOR CLEARING ABOVE THE WCT (@ 25%):	0.21	0.86	0.90	2.11	
REPLACEMENT FOR CLEARING BELOW THE WCT (2:1):	0.00	0.00	0.00	2.58	
AFORESTATION THRESHOLD (AFT) = 15.00%:	0.00	0.00	0.00	0.00	
CUMULATIVE WOODLAND CONSERVATION REQUIRED:	4.51	5.17	5.20	7.71	

LATEST PHASE INDICATES CUMULATIVE REQUIREMENT THROUGH THAT PHASE OF WORK					TOTAL
WOODLAND CONSERVATION PROVIDED:	0.78	0.00	0.00	2.24	3.02
PRESERVATION	0.00	0.00	0.00	1.58	1.58
REFORESTATION	0.00	0.00	0.00	0.00	0.00
AFORESTATION	0.00	0.00	0.00	0.00	0.00
AREA APPROVED FOR FEE-IN-LIEU	0.00	0.00	0.00	0.00	0.00
CREDIT FOR OFF-SITE MITIGATION ON ANOTHER PROPERTY	0.00	0.00	0.00	4.67	4.67
OFF-SITE MITIGATION PROVIDED ON THIS PROPERTY	0.00	0.00	0.00	0.00	0.00
TOTAL WOODLAND CONSERVATION PROVIDED:	0.78	0.78	0.78	9.27	9.27

WOODLAND SAVED ON THIS PHASE BUT NOT COUNTED	0.00	0.00	0.00	0.00	0.00
EXISTING NET TRACT WOODLAND IN LATER PHASES	11.13	8.52	8.39	0.00	
SHORTAGE	0.00	0.00	0.00	0.00	0.00

Plan Certified by: Name: Mike Petrakis
Address: 11721 Woodmore Road, Suite 200
Laurel, MD 20707
License: Qualified Professional

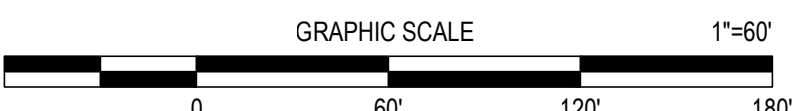
* THE OFF-SITE WOODLAND CONSERVATION REQUIREMENTS FOR THE SUBJECT PROPERTY HAVE BEEN MET AS DOCUMENTED IN A TRANSFER CERTIFICATE RECORDED IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY AT LIBER 2839 FOLIO 113.



LEGEND	
PROPERTY BOUNDARY	---
EX. CONTOUR	---
PROP. CONTOUR PHASE 1	72
PROP. CONTOUR PHASE 2	72
EX. TREELINE	---
LOD (PHASE 1-3)	---
LOD (PHASE 4)	---
CLEARING AREA (PHASE 3)	---
PRESERVATION AREA	---
REFORESTATION AREA	---
TEMPORARY TREE PROTECTION FENCE	---
TREE PROTECTION FENCE	---
SILT FENCE	X
SUPER SILT FENCE	XX
EARTH DIKE	---
PRESERVATION SIGNS	---
REFORESTATION SIGNS	---
PROPOSED CHAIN LINK FENCE	X X
PROPOSED NET FENCE	---
ROAD CONSTRUCTION (PHASE 2)	---

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP II - 053 -03			
Approved by	Date	DRD #	Reason for Revision
00 Jim Stasz	06/18/03	-	Original Approval - Lot 10
01 K. Shoup	10/15/07	-	Extension of Fallard Drive
02 Doug Shoup	9/28/2020	-	Development Lot 9, Block "C"
03			
04			
05			
06			

TREE CONSERVATION PLAN - TYPE II
LOTS 10-12, BLOCK 'B'
AND
LOTS 9-12, BLOCK 'C'
DOWER EMPLOYMENT CENTER
MELWOOD DISTRICT No. 15
PRINCE GEORGE'S COUNTY, MARYLAND



T-1
SHEET 1 OF 2

OWNER / APPLICANT
CHESAPEAKE LIGHTHOUSE FOUNDATION
6151 CHEVY CHASE DRIVE
LAUREL, MD 20707
ATTN: OMER OZMER
PHONE: (301) 350-6051

Sept. 23, 2020 DATE Mike Petrakis Qualified Professional COMAR: 08.19.06.01		11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20712 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners COPYRIGHT © 2020 BEN DYER ASSOCIATES, INC.		J-61138	
08/16/20	REVISED FOR LOT 9, BLOCK 'C' DEVELOPMENT	NP			
10/10/20	REVISED PER ERS REVIEW COMMENTS DATED 8/10/20	KM			
DATE	DESCRIPTION	BY	DATE	REVISIONS	
			JUNE 2020		54.010-Z

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